



# FREDERICK

## PLANNING

### PLANNING COMMISSION AGENDA

Monday, December 14, 2020

Channel 99 or Streamed Live on Channel 99 Online

[www.cityoffrederickmd.gov/publicmeetings](http://www.cityoffrederickmd.gov/publicmeetings)

6:00 P.M.

**I. CALL TO ORDER:**

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**II. ANNOUNCEMENTS:**

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**III. MINUTES:**

Approval of the **November 9, 2020** Planning Commission Meeting Minutes

Approval of the **November 16, 2020** Planning Commission Workshop Meeting Minutes

Approval of the **December 11, 2020** Pre-Planning Commission Meeting Minutes

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**IV. PUBLIC HEARING-CONSENT ITEMS**

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

**A. PC20-720PFCP, Preliminary Forest Conservation Plan, Sycamore Ridge**

The Applicant is requesting approval for revisions to the previously approved preliminary forest conservation plan for the Planned Neighborhood Development (PND) located on Kemp Lane. (NAC 1) (Kelly)

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**V. CONTINUANCES:**

**B. PC19-987ANX, Annexation, Winpenny Tell Property**

The Applicant is requesting a continuance to the January 11, 2020 Planning Commission hearing. (Adjacent to NACs 1 and 3) (Collard)

**C. PC20-87ANX, Annexation, Christoff Property**

The Applicant is requesting a continuance to the January 11, 2020 Planning Commission hearing.  
**(Adjacent to NACs 1 and 3) (Collard)**

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**VI. MISCELLANEOUS:**

**D. Approval of the 2021-2022 Planning Commission Deadline Schedules (Collard)**

**E. Presentation of the 2019 Annual Report (Collard)**

**F. PC18-673-01, Planning Commission Modification, Frederick AutoSpa Express Route 26**

The Applicant is requesting a modification to Section 864 of the Land Management Code (LMC) entitled, *Sign Regulations*, for increased signage at the carwash located at the northwest corner of Monocacy Boulevard and MD. Rt 26. **(NAC 4) (Reppert)**

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**VII. OLD BUSINESS:**

**G. PC20-649MU, Master Plan, Spring Bank**

The Applicant is requesting approval for a revision to the previously approved Mixed-Use Master Plan for the Spring Bank community located on the east side of Worman's Mill Road.

The Applicant is requesting a modification to Section 417 of the Land Management Code (LMC) entitled, *Mixed Use Districts (MU-1 and MU-2)*. **(NAC 4) (Reppert)**

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**VIII. NEW BUSINESS:**

**H. PC20-725FSI, Final Site Plan, Section 423, City of Frederick Stormwater Pump Station #3**

The Applicant is requesting approval of a final site plan for the construction of an above-ground stormwater pumping station located at 407 Sagner Avenue.

The Applicant is also requesting approval of a Certificate of Urban Design Compliance and a Certificate of Architectural Compliance along with associated modifications in accordance with Section 420 of the Land Management Code (LMC) entitled, *Carroll Creek Overlay (CCO) District*. **(NAC 12) (Morrison)**

*This is the first of two required public hearings.*

**I. PC20-487FSI, Final Site Plan, Sycamore Ridge City Parkland Phase 1**

The Applicant is requesting approval of a final site plan for improvements to public parkland to be dedicated as part of the Planned Neighborhood Development (PND) located on Kemp Lane.  
**(NAC 1) (Kelly)**

**J. PC20-655FSI, Final Site Plan, Bluegrass Self Storage Facility**

The Applicant is requesting approval of a final site plan for the construction of a 104,200 square self-storage facility located at 811 E. South Street.

The Applicant is also requesting a modification to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*. (NAC 12) (Reppert)

**K. PC20-656FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, South Street Industrial Park, Lots 2 & 3 (Bluegrass Self Storage Facility)**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan for the construction of a self-storage facility at 811 E. South Street and associated improvements on Lot 3. (NAC 12) (Reppert)

*A complete and final agenda will be available for review prior to the meeting on the Internet at [www.cityoffrederickmd.gov](http://www.cityoffrederickmd.gov). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at [www.cityoffrederickmd.gov](http://www.cityoffrederickmd.gov). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188 or [jmurphy@cityoffrederickmd.gov](mailto:jmurphy@cityoffrederickmd.gov). The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.*